

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **303 Bridge Crest Blvd., Houston, Texas (enter code 032)**.

The meeting will be held at **5:00 p.m.** on **Monday, September 28, 2026.**

The subject of the meeting is to consider and act on the following:

1. Public comments/customer requests
2. Approve minutes of meeting held on August 24, 2026
3. Consider Law Enforcement Agreement with Harris County Sheriff's Department
4. Tax assessor-collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary
5. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
6. Tax Code Section 26.18 Compliance
7. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds
8. Resolution Adopting Operating Budget for F.Y.E. 09/30/2027
9. Engage auditor for Fiscal Year Ending on September 30, 2026
10. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals; approve termination of service on delinquent accounts
11. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
12. Pending business



Jennifer Seipel

Jennifer B. Seipel, Attorney for the District

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting.

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued¹ homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$1,863.46
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,863.46

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Texas Tax Code.

¹ While Texas Government Code § 551.043 uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*) Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

AUGUST 24, 2026

WEST HARRIS COUNTY MUD 4
OPERATING BUDGET
FYE SEPTEMBER 30, 2027

--- DRAFT ---

REVENUE

WATER REVENUE	\$150,000.00
SEWER REVENUE	\$265,000.00
PENALTY AND INTEREST	\$12,000.00
INSPECTIONS	\$10,000.00
MAINTENANCE TAX	\$1,170,000.00
WHCRWA FEES	\$280,000.00
INTEREST INCOME	\$170,000.00
	<u>\$2,057,000.00</u>

EXPENDITURES

DIRECTORS FEES	\$36,000.00
OPERATOR FEES	\$95,000.00
REPAIRS AND MAINTENANCE	\$325,000.00
DETENTION POND MAINTENANCE	\$14,700.00
STORMWATER RETENTION FACILITY MAINT	\$17,000.00
OFFICE EXPENSE	\$25,000.00
LAB	\$14,000.00
SLUDGE REMOVAL	\$35,000.00
UTILITIES	\$65,000.00
LEGAL	\$90,000.00
LEGAL - RECORDS MANAGEMENT	\$3,000.00
ENGINEERING	\$12,000.00
BOOKKEEPING	\$52,000.00
INSURANCE	\$32,000.00
PERMITS	\$3,500.00
AUDIT	\$26,000.00
CHEMICALS	\$18,000.00
GARBAGE	\$170,000.00
INSPECTIONS	\$10,000.00
TELEPHONE	\$1,500.00
MISC.	\$2,500.00
CONFERENCE REGISTRATION & EXPENSES	\$20,000.00
TCEQ ANNUAL ASSESSMENT	\$2,200.00
PAYROLL TAXES	\$2,700.00
ELECTION	\$0.00
WHCRWA FEES	\$280,000.00
	<u>\$1,352,100.00</u>
EXCESS REVENUES (EXPENSES)	<u>\$704,900.00</u>